177.0	0005	0013.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	932,400 /	932,400
USE VALUE:	932,400 /	932,400
ASSESSED:	932,400 /	932,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
122		SYLVIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SLEEPER JAMES H/COLLEEN A
Owner 2:	
Owner 3:	
Street 1:	122 SYLVIA STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HILTON STEVEN+DUNKLE PAMELA -
Owner 2:	SLEEPER COLLEEN & JAMES -
Street 1:	122 SYLVIA STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .165 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1890, having primarily Vinyl Exterior and 2754 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7200.000	487,200		445,200	932,400
Total Card	0.165	487,200		445,200	932,400
Total Parcel	0.165	487,200		445,200	932,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 338.53 | /Parcel: 338.53

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	119758
GIS Ref	
GIS Ref	
Insp Date	07/20/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 177.0-0005-0013.0

!13902!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	487,200	0	7,200.	445,200	932,400		Year end	12/23/2021
2021	104	FV	464,000	0	7,200.	445,200	909,200		Year End Roll	12/10/2020
2020	104	FV	464,000	0	7,200.	445,200	909,200	909,200	Year End Roll	12/18/2019
2019	104	FV	376,700	0	7,200.	438,800	815,500	815,500	Year End Roll	1/3/2019
2018	104	FV	373,600	0	7,200.	337,100	710,700	710,700	Year End Roll	12/20/2017
2017	104	FV	350,200	0	7,200.	318,000	668,200	668,200	Year End Roll	1/3/2017
2016	104	FV	350,200	0	7,200.	292,600	642,800	642,800	Year End	1/4/2016
2015	104	FV	291,800	0	7,200.	273,500	565,300	565,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:56:33

LAST REV

Date	Time
08/15/18	08:51:50
mmcmakin	

USER DEFINED

Prior Id # 1:	119758
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13902

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HILTON STEVEN+D	36846-201		10/28/2002	Family	240,000	No	No		
HILTON STEVEN/E	24258-591		2/7/1994		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/1/2016	710	Re-Roof	15,880					
3/28/1995	162	Addition	19,000					ADD TO BDRM/PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
7/20/2018	MEAS&NOTICE	BS	Barbara S
12/18/2008	Measured	345	PATRIOT
1/3/2000	Meas/Inspect	243	PATRIOT
7/23/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7200		Sq. Ft.	Site		0	70.	0.88	6									445,198						445,200	

Total AC/HA:	0.16529	Total SF/SM:	7200	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	445,198	Spl Credit		Total:	445,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 25 %
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	2
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26.4 %

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06111979
Const Adj.:	0.99742496
Adj $ / SQ:	179.926
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	661923
Depreciation:	174748
Depreciated Total:	487175

COMMENTS

NO HEAT IN UAT / WIP.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	5	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	1995
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	3	
Totals			
2	11	5	

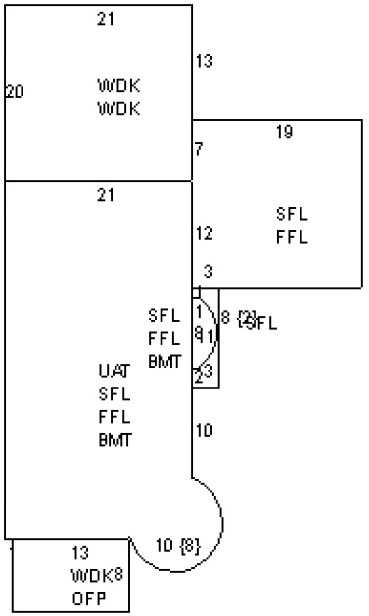
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	179.93
Special Features:	0	Val/Su Net:	102.92
Final Total:	487200	Val/Su SzAd	190.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,284	179.930	231,025
FFL	First Floor	1,270	179.930	228,506
WDK	Deck	944	7.040	6,647
BMT	Basement	909	53.980	49,066
UAT	Upper Attic	223	120.550	26,822
OFP	Open Porch	104	32.280	3,357

Net Sketched Area:	4,734			Total:	545,423
Size Ad	2554	Gross Area	5401	FinArea	2754

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	90		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 177.0-0005-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: